

LOT 15 NICELY ACRES S/D.
750-317, 809-2031, QC 1041-1099,

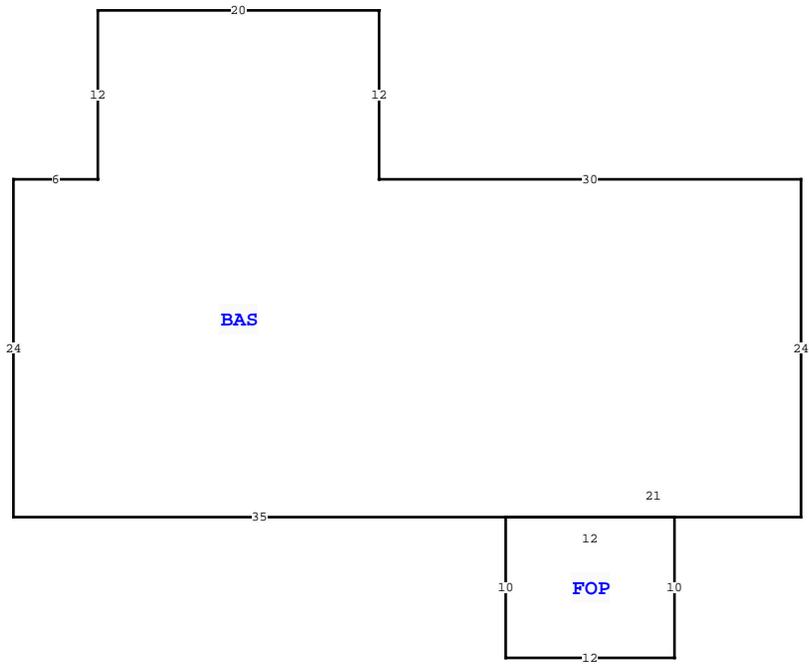
RAGANS BARRY/RAGANS LESLIE
2053 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

04-6S-17-09597-115
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,584	100	
FOP	120	35	
TOTALS	1,704		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	100%	2019		116,259	1992	2010	0	0	35.00	65.00	
				Heated Area: 1584				HX Base Yr 2019				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,568
TOTAL MARKET OB/XF VALUE			8,450
TOTAL LAND VALUE - MARKET			37,760
TOTAL MARKET VALUE			121,778
SOH/AGL Deduction			37,307
ASSESSED VALUE			84,471
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			33,060
TOTAL JUST VALUE			121,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,787
XFOB:3:1: 1992 EAGL TRIPLE WIDE MH (INCLUDES 56X28			
XFOB:2:1: 1992 EAGL TRIPLE WIDE MH (INCLUDES 20X14			
SALE:2:1: LOT 15, NICELY ACRES			
SALE:1:1: PARCEL 15 NICELY ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/2182	9/28/2018	WD	Q	I	01	87,000
GRANTOR: LISA B FORD						
GRANTEE: BARRY & LESLIE RAGA						
1327/1374	12/14/2016	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: LISA B FORD						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 S12 W6 S24 E35 FOP= S10 E12 N10 W12\$ E21 N24 W30 N12\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	2.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,760							